19-2S-1E P-2-5-M-69
7.48 AC IN THE NE1/4 OF S19
OR 78 P 472 OR 88 P 205

HINSON DAVID A/HINSON JOYCE J
91 GRAPEVINE DR
CRAWFORDVILLE, FL 32327

2024

19-2S-01E-000-04866-005

BUILDING CHARACTERISTICS

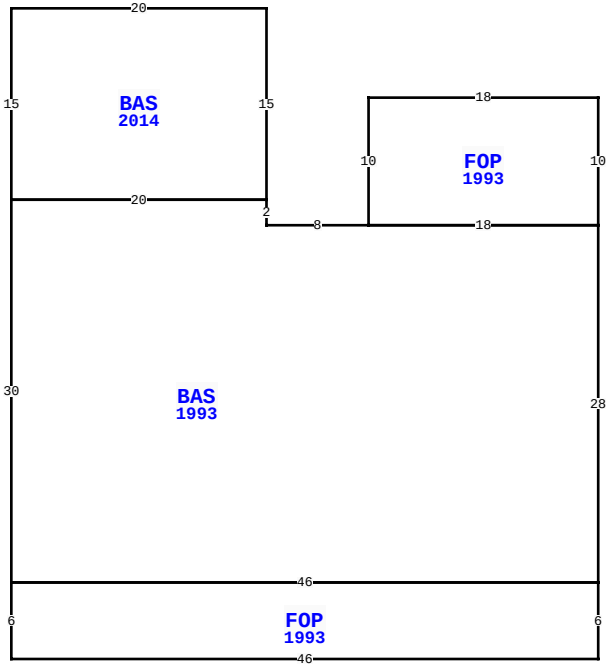
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 09
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100	1993	1,328	79,102
BAS	300	100	2014	300	17,870
FOP	180	30	1993	54	3,217
FOP	276	30	1993	83	4,944
TOTALS	2,084			1,765	105,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,765	110.0000	104.50	184,442	1980	1980	0	0	0	43.00	57.00

1 SINGLE FAM 100% - 0 Heated Area: 1628 HX Base Yr



91 GRAPEVINE DR, CRAWFORDVILLE

BLD DATE	06/07/2018	RTSR	LGL DATE		
XF DATE	06/07/2018	RTSR	LAND DATE	06/07/2018	RTSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		105,132
TOTAL MARKET OB/XF VALUE		18,620
TOTAL LAND VALUE - MARKET		78,225
TOTAL MARKET VALUE		201,977
SOH/AGL Deduction		98,463
ASSESSED VALUE		103,514
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,514
TOTAL JUST VALUE		201,977
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,074

2024 TRIM RTS; FWD ADDR PER USPS FORWARD STICKER
FR 5 YR PRCL CH PU BED COUNT, FOUNDATION, FRAME,
FR LEFT DOOR HANGER
COMBINED 3 ACRES FROM PRCL 04866-007.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0998/0202	4/26/2016	QC	U	I	30	100
GRANTOR: HINSON DAVID A						
GRANTEE: HINSON DAVID A & JO						
0198/0526	8/21/1992	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W18 S10 BAS=[YR=1993] W8 N2 BAS=[YR=2014] N15 W20 S15 E20$ W20 S30 FOP=[YR=1993] S6 E46 N6 W46$ E46 N28 W18$ E18 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
2	0220	POOL VINYL	0	100	36	18	648.00	SF	60.00	60.00	100	1982	1982	3	40	15,552	
3	0080	4' CHAINLI	0	100	175	4	175.00	LF	13.00	13.00	100	1982	1982	3	20	455	
4	0211	CONCRETE W	0	100	0	0	400.00	SF	6.00	6.00	100	1982	1982	3	20	480	
5	0940	OPEN SHED	0	100	18	20	360.00	SF	4.00	4.00	100	1983	1983	3	20	288	
6	0625	PORT WD UT	0	100	10	16	160.00	SF	6.00	6.00	100	2010	2010	3	43	413	
7	0055	PORTABLE C	0	100	24	30	720.00	SF	3.00	3.00	100	2010	2010	3	43	929	
8	0950	METAL SHED	0	100	14	66	924.00	SF	8.00	8.00	2	1990	1990	3	2	148	
13	0880	DIVE BOARD	0	100	0	0	1.00	UT	475.00	475.00	100	2024	1982	AV	20	95	

LAND DESCRIPTION

TOTAL OB/XF 18,620

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	10.43	AC		1.00	1.00	1.00	7,500.00	7,500.00	78,225							

REVIEW DATE 09/19/2023 BY FRJS Total Acres: 10.43 Total Land Value: 78,225 Market: 0 Agricultural: 0 Common: 78,225 PRINTED 06/17/2026 BY SYS